101.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,400 / 899,400
					USE VALUE:	899,400 / 899,400
					ASSESSED:	899,400 / 899,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOOD DAVID F/ETAL
Owner 2:	GOOD VICTORIA L
Owner 3:	
Street 1:	37 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .274 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 2382 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11945.000	354,600		544,800	899,400
Total Card	0.274	354,600		544,800	899,400
Total Parcel	0.274	354,600		544,800	899,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.65 | /Parcel: 377.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65164
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!8093!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,600	0	11,945.	544,800	899,400		Year end	12/23/2021
2021	101	FV	341,300	0	11,945.	544,800	886,100		Year End Roll	12/10/2020
2020	101	FV	340,900	0	11,945.	544,800	885,700	885,700	Year End Roll	12/18/2019
2019	101	FV	265,300	0	11,945.	544,800	810,100	810,100	Year End Roll	1/3/2019
2018	101	FV	265,300	2500	11,945.	467,000	734,800	734,800	Year End Roll	12/20/2017
2017	101	FV	265,300	2500	11,945.	435,900	703,700	703,700	Year End Roll	1/3/2017
2016	101	FV	265,300	2500	11,945.	373,600	641,400	641,400	Year End	1/4/2016
2015	101	FV	264,000	2500	11,945.	334,700	601,200	601,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:43:21

LAST REV

Date	Time
08/29/18	11:39:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8093

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRONIS JOHN C/	29281-335		10/28/1998		370,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2000	829	Addition	58,000	O				16X28 ADDITION-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Measured	189	PATRIOT
8/30/2001	Permit Visit	PM	Peter M
3/29/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11945		Sq. Ft.	Site		0	70.	0.65	4									544,844						544,800	

Total AC/HA:	0.27422	Total SF/SM:	11945	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	544,844	Spl Credit		Total:	544,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.22692299
Const Adj.:	1.03020000
Adj $ / SQ:	126.398
Other Features:	84586
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435590
Depreciation:	81020
Depreciated Total:	354570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

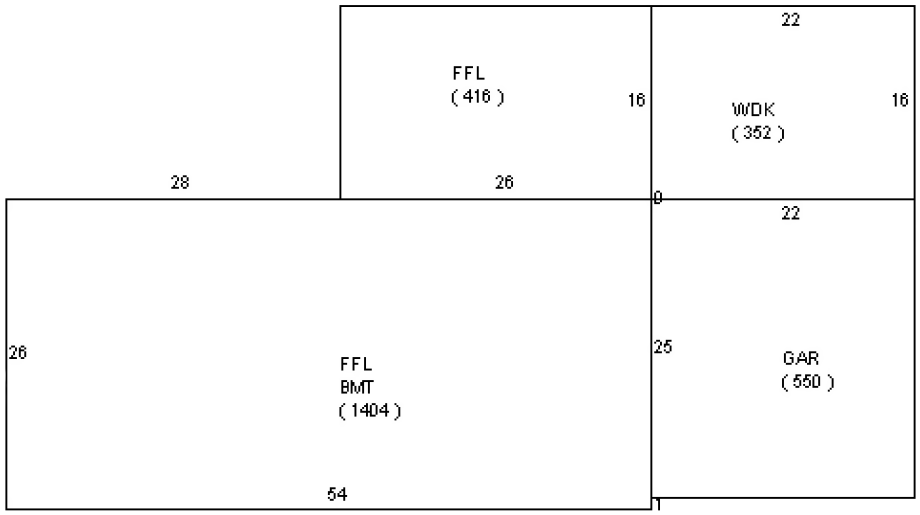
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.04
Special Features:	0	Val/Su Net:	85.94
Final Total:	354600	Val/Su SzAd	194.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,820	126.400	230,044
BMT	Basement	1,404	47.780	67,081
GAR	Garage	550	20.140	11,075
WDK	Deck	352	9.110	3,206

Net Sketched Area:	4,126			Total:	311,406
Size Ad	1820	Gross Area	4126	FinArea	2382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	